

MEMORANDUM

June 12, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 7/1/75

Petitions Nos. Z-3336-3337
Fisher Junior College
131-133 Beacon Street, Boston
near Berkeley Street

Five-story structure - apartment (H-5-70) district.

Purpose: to change occupancy from dormitory, lodging house, and dining room to classrooms and dining room.

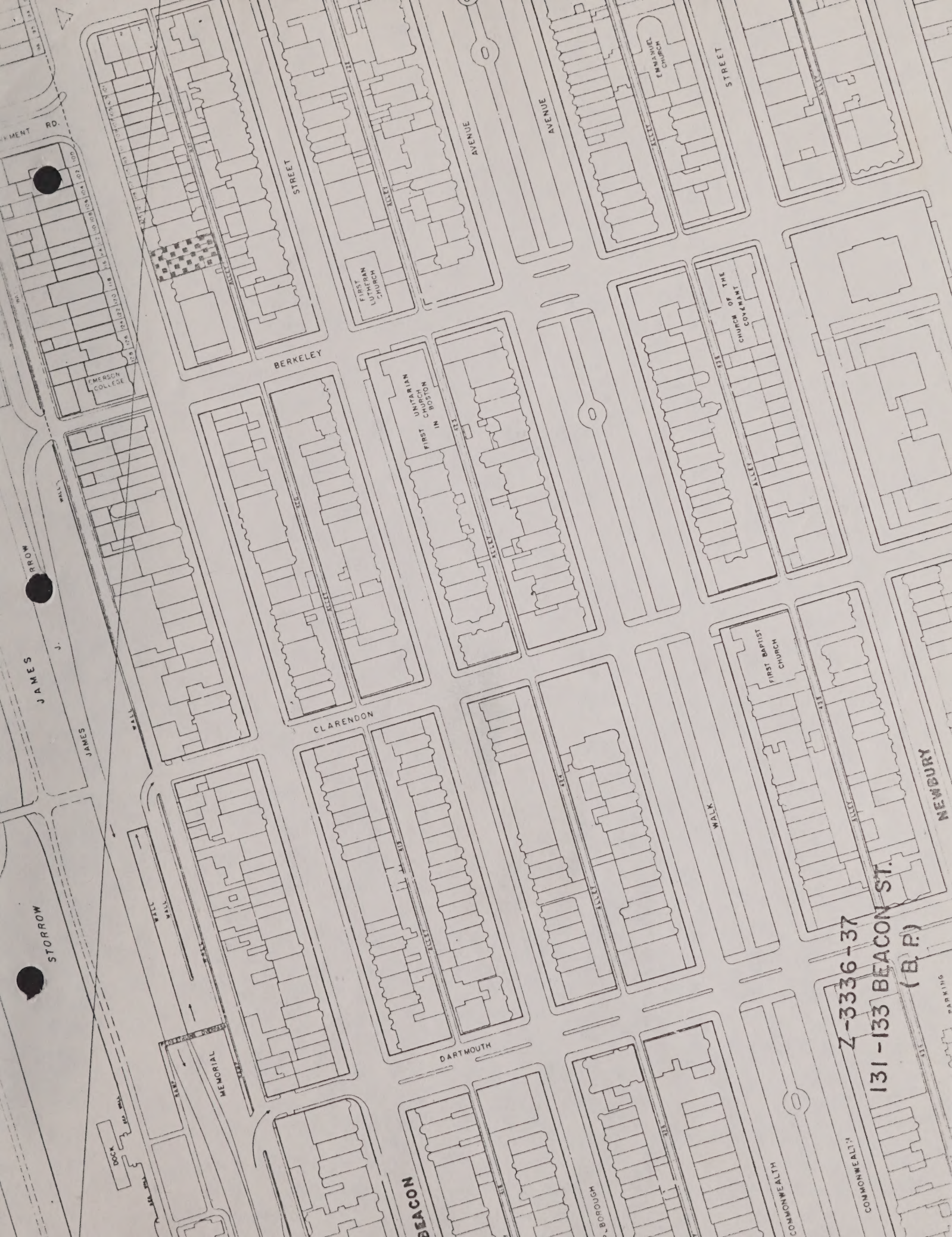
Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. A school is conditional in an H-5-70 district.

Petitioner has owned the property for many years. Continuing education day students have increased, while dormitory enrollments have declined. Proposed change would comply with conditional use requirements. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3336-3337, brought by Fisher Junior College, 131-133 Beacon Street, Boston, for two conditional uses for a change of occupancy from dormitory, lodging house, and dining room to classrooms and dining room in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval. Proposed change would comply with conditional use requirements.



Z-3336-37

131-133 BEACON ST.

(B.P.)

Board of Appeal Referrals 6/12/75

Hearing date: no date

Petition No. Z-3339
David Blackman
438 River Street, Mattapan
near Mattapan Square

Three-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from offices and research laboratory to offices and day care center.

Violation: A day care center is conditional in an R-.8 district.

Proposed facility is needed in the area and would have provisions for 35 children. Site is appropriate. Staff recommends the following conditions: that the facility be limited to 35 children and that it comply with all City and State requirements for the use. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3339, brought by David Blackman, 438 River Street, Mattapan, for a conditional use for a change of occupancy from offices and research laboratory to offices and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following conditions: that the facility be limited to 35 children and that it comply with all City and State requirements for the use.



Z-3339
438 RIVER ST.
(MATT.)

Board of Appeal Referrals 6/12/75

Hearing date: 7/1/75

Petition No. Z-3340
Overland Realty Trust
21-27 Burlington Avenue, Boston
near Brookline Avenue

Five-story masonry structure - manufacturing (M-2) district.

Purpose: to change occupancy from dry goods warehouse to school of art,
light manufacturing of dry goods, and warehouse.

Section 8-7. A school of art is conditional in an M-2 district.

Essentially, the petition would legalize an existing condition - the leasing of school space by the Massachusetts College of Art. The use has no apparent adverse impact on this commercial area. Recommend approval.

VOTED: In reference to Petition No. Z-3340, brought by Overland Realty Trust, 21-27 Burlington Avenue, Boston, for a conditional use for a change of occupancy from dry goods warehouse to school of art, light manufacturing of dry goods, and warehouse in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Existing art school has no apparent adverse impact on this commercial area.



Z-3340
21-27 BURLINGTON ST.
(B.P.)

Board of Appeal Referrals 6/12/75

Hearing date: 6/24/75

Petition No. Z-3350
Raymond A. Cayre
The Children's Museum (purchaser)
316 Congress and 2-26 Sleeper Streets,
South Boston
at Fort Point Channel

Six-story vacant structure - waterfront (W-2) district.

Purpose: to change occupancy from warehouse to museum and mixed uses.

Violations:

Section 8-7. School, museum, scientific research and teaching laboratory, private club, retail store, department store, restaurants, lecture hall and/or theatre, professional office, office building, barber shop, beauty shop, shoe repair shop, photographer's studio, outdoor rental agency for cars, trailers, and bicycles, rental agency within a structure for cars, trailers, and bicycles, and accessory caretaker residential use, are conditional in a W-2 district.

Section 23-3.	<u>Required</u>	<u>Proposed</u>
Off-street parking is insufficient.	147 spaces	75 spaces

Proposed are two museums: The Children's Museum and the Transportation Museum. Because of the changing nature of the area and the closing of Fort Point Channel as a navigable waterway, the staff supports in general the Children's Museum and Transportation Museum proposal. However, it is recommended that the proposed conditional uses be limited to those related to museum functions, to include: school, museum, scientific research and teaching laboratory, private club, retail store, restaurant, lecture hall and/or theatre, office space, incidental indoor car and bicycle rental, and accessory caretaker residential use; that code requirements for off-street parking be met by lease or purchase of a nearby location; and that plans be submitted for design review. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3350, brought by Raymond A. Cayre and The Children's Museum, for 15 conditional uses and a variance for a change of occupancy from warehouse to museum and mixed uses, in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval provided that the proposed conditional uses are limited to those related to museum functions, to include: school, museum, scientific research and teaching laboratory, private club, retail store, restaurant, lecture hall and/or theatre, office space, incidental indoor car and bicycle rental, and accessory caretaker residential use; that the remaining code-required 72 off-street parking spaces are supplied by purchase or lease at a nearby location; and that plans are submitted to the Authority for design review. These plans should include provisions for public open space along Fort Point Channel.

Voted that the Board of Appeal postpone the hearing for four weeks pending a meeting with the district planners in the community.

Z-3350
316 CONGRESS ST.
2-26 SLEEPER ST.
(B.P.)



Board of Appeal Referrals 6/12/75

Hearing date: 7/1/75

Petition No. Z-3351
Julius and Benjamin Beal
1607 Commonwealth Avenue and
76 Washington Street, Brighton

Five-story masonry structure - apartment (H-1) district.

Purpose: to legalize existing occupancy - 35 apartments, dentist office, and
laundromat.

Violation:

Section 8-7. A laundromat is forbidden in an H-1 district.

Petition would legalize existing basement laundromat. Signage must conform with Code, and sign plans must be submitted for design review. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3351, brought by Julius and Benjamin Beal, 1607 Commonwealth Avenue and 76 Washington Street, Brighton, to legalize existing occupancy of 35 apartments, dentist office, and laundromat in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that all signage conforms with the code and that sign plans are submitted to the Authority for design review.

Z-3351

1607 COMMONWEALTH AVE.
76 WASHINGTON ST.
(BRI.)



Board of Appeal Referrals 6/12/75

Hearing date: 6/24/75

Petition Nos. Z-3354-3359
Kaufman Construction Co., Inc.
Vazza Properties, Inc.
23-33 Spring Street, West Roxbury
at Temple Street

One-story masonry structure (to be demolished) - 114,800 square feet of land - single-family (S-.5) and local business (L-.5) districts.

Purpose: to combine lots; erect one-story frame social and recreational structure; erect a three-story frame 24-unit apartment structure; erect four two-story frame apartment structures for 24, 16, 16, 24 units respectively.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. A multifamily dwelling is forbidden in an S-.5 district.		
Section 10-1. Accessory parking may not occupy any part of the required front and side yards.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf	856 sf
Section 15-1. Floor area ratio is excessive.	.5	.54
Section 18-1. Front yard is insufficient.	30 ft.	15 ft., 20 ft., 0 ft., 20 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft., 0 ft. 0 ft.,
Section 20-1. Rear yard is insufficient.	50 ft.	0 ft., 33 ft., 20 ft. 0 ft.
Section 23-1-2. Off-street parking is insufficient.	44 spaces	20 spaces

Proposal includes a total of 104 garden-type apartment units for the elderly to be constructed under "turnkey" provisions of public housing regulations. Site is appropriate, proximate to public transportation, shopping center, and church. Height and density of the development would not have a significant impact on the mixed residential-commercial neighborhood. Recommend approval with design review proviso.

VOTED: In reference to Petitions Nos. Z-3354-3359, brought by Kaufman Construction Company, Inc., and Vazza Properties, Inc., 23-33 Spring Street, West Roxbury, for a forbidden use and 26 variances to combine lots, erect a one-story social and recreational structure, erect a three-story 24-unit apartment structure, and erect four two-story apartment structures for 24, 16, 16, 24 units respectively in single-family (S-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review of limited access road (controls, materials, and landscape details), nature and extent of perimeter screening (fence and/or planting), turn-arounds (control of parking), and general planting plan and landscape details. Voted that the Board of Appeal be requested to reject the application and request a new application providing more parking space and less congestion.

Z-3354-59
23-29 SPRING ST.
(W.R.)



Board of Appeal Referrals 6/12/75

Hearing date: 6/24/75

Petition No. Z-3363
Howard and Julie Gellis
219 Newbury Street, Boston
near Fairfield Street

Four-story structure - general business (B-4-70) district.

Purpose: to legalize existing free-standing sign.

Violation:

Section 11-2. A free-standing sign is not allowed in a B-4-70 district.

Realty sign, located on the front lawn, is excessive and further intensifies Newbury Street sign pollution. An existing projecting sign indicating the name and use is attached to the façade over the first-floor office window. Recommend denial.

VOTED: In reference to Petition No. Z-3363, brought by Howard and Julie Gellis, 219 Newbury Street, Boston, for a conditional use to legalize an existing free-standing sign in a general business (B-4-70) district, the Boston Redevelopment Authority recommends denial. The front lawn realty sign is excessive and further intensifies Newbury Street sign pollution. A projecting sign indicating the name and use is attached to the façade over the first-floor office window.

STORROW
Z-3363
219 NEWBURY ST.
(B.P.)



